



1833 N. Wenatchee Ave.
Wenatchee, WA 98801
(509) 886-8888

Standard Specification Sheet

Revised as October 20th, 2017

EXTERIOR (General)

Vinyl Energy Star Rated low E windows (Grids Optional) **with screens**
Hardy Cement Board 5/16 inch thick, 8" Lap siding all walls (Double Wall Construction)
Architectural asphalt, shingle roof (30 yr)
12" overhang on gables, 18" eaves
2- Frost-free hose bibs
2 GFI electrical outlets

GENERAL CONSTRUCTION

8' Ceiling height- flat or vaulted ceilings in some models (Optional 9' height or vaulted ceilings, available in some models)
2 X 6 exterior walls @ 16' O.C.
Walls R-21 Fiberglass batt insulation (5 1/2")
Floor R-38 Fiberglass batt insulation (10"). More Energy efficient than code.
Ceilings R-49 blown Fiberglass,(18 1/2") and/or R-38 Fiberglass Batt insulation (12") for Sloped Ceilings
House Wrap Air Barrier
Taped and textured sheetrock walls with **rounded corners** sprayed with light texture and PVA primed for Vapor Barrier
L.P.I. engineered "I" joist floor system **11 7/8"**. All joists **16" on Center** spanned to a minimum of total load deflection of no less than **L/360**. More Energy efficient than code.
3/4" T & G – O.S.B. Floor sheathing, glued (using environment friendly glues) and nailed
Engineered Energy roof truss system with 7/16" O.S.B. roof sheathing 24" O.C. More Energy efficient than code.
Minimum 5/12 Roof Pitch
30lb Felt Paper
2 X 4 interior walls @ 16" O.C.
28"- 36" x 6'8" Interior wood embossed doors **12 Choices of Styles**
Smoke detectors and Carbon Dioxide Detectors with battery back up
36"x6'8" Insulated Fiberglass front door with compression type weather strip
36"x6'8" Insulated rear door or 5' sliding glass door (depending on floor plan)
50-gallon water heater Energy Star or Heat Pump Water Heater.
Plumbing- Per Building Code
Electrical- Per Building Code
Ventilation- Meets or exceeds building code
24" foundation wall
6" or 8" continuous concrete footing
High Efficiency HVAC Equipment Trane Heat Pump for Heating and Cooling. More Energy efficient than code.

DINING ROOM

1 UL approved surface mounted chandelier (Contractors Choice)
Vinyl floor covering over 1/2" particle Board underlayment or carpet with 8lbs rebond pad
5' Sliding glass door on some models, not all

KITCHEN

1 – 3' X 3'6" Window, usually above sink
Vinyl floor covering
Upgraded Merrilat Cabinetry 4 Color Choices
Wilson Art or Formica brand laminate counter tops with wood backsplash and self-edge to match cabinets
Stainless steel sink
Brand Name faucets
Hood Exhaust Fan (Black or White)
Ice Maker Plumbing Rough In

LIVING AND/OR FAMILY ROOM

Carpet with 8lb rebond pad
Windows as per plan
5' sliding glass door on some models, not all

BEDROOMS 1, 2, 3 AND 4(IF APPLICABLE)

1 – 4' X 4' Window with screen
Carpet with 8lb pad
1 UL approved light fixture
Closet includes 1 wire shelf

BATHROOM 1 AND 2 (IF APPLICABLE)

Wilson Art or Formica brand laminate countertops with wood backsplash and self-edge to match cabinets
Enameled Steel sinks with Brand Name faucet
Vinyl floor covering over ½" particle Board underlayment
Standard Toilet
1 piece fiberglass tub/shower combination or Shower in Place of Tub Shower
Bar light over Vanity
1 exhaust fan
2' X 3' Single Hung window in some models, not all
Half baths include same standard specifications without tub/shower

MASTER BEDROOM

Standard carpet with 8lb rebond pad
1 – 5' X 4' window with screen or more depending on model
1 UL approved light fixture
Large closet with wire shelf

MASTER BATHROOM

Bar light over Vanity
Vinyl floor covering
Enameled steel sink with Brand Name faucet
Wilson Art or Formica brand laminate countertops with backsplash to match cabinets
Standard Toilet
1-piece fiberglass tub/shower combination
1 exhaust fan

GARAGE (IF APPLICABLE)

All Garages are unfinished except for walls required by Code
16' X 7' Steel insulated door